



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE December 7, 2015	CONTACT/PHONE Stephanie Fuhs (805) 781-5721 sfuhs@co.slo.ca.us	APPLICANT Paul Kenny	FILE NO. CO 04-0254 SUB2005-00195
SUBJECT A request for a first time extension by PAUL KENNY for Tentative Parcel Map/Conditional Use Permit (CO 04-0254) to allow for the subdivision of a 7,260 square foot parcel into two parcels of 3,005 and 4,255 square feet each for the sale and/or development of each proposed parcel as a planned development. The proposed residences would be two-story, include an attached garage, and be 1,726 square feet each. The project will result in the disturbance of the entire 7,260 square foot parcel. The project is located at the southern edge of 20th Street, approximately 200 feet south of Warner Street in the community of Oceano, in the San Luis Bay Sub-Area of the South County planning area.			
RECOMMENDED ACTION Approve the first time extension request for Tentative Parcel Map CO 04-0254.			
ENVIRONMENTAL DETERMINATION A Class 15 Categorical Exemption was issued on August 29, 2006 (ED06-069).			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-087-015 062-087-016	SUPERVISOR DISTRICT(S): 4
PLANNING AREA STANDARDS: 22.108.050 – Oceano Urban Area Standards			
LAND USE ORDINANCE STANDARDS: 22.10 – Development Standards (Fencing, screening, density, solid waste collection) 22.16 – Landscaping 22.18 – Parking 22.22.080 – Subdivision Design Standards for Residential Multi-Family land use category			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Multi-Family/Residences <i>East:</i> Residential Multi-Family/Residences <i>South:</i> Residential Multi-Family/Residences <i>West:</i> Public Facilities/Oceano Elementary School			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Tentative parcel map was originally referred to: Oceano Advisory Council, Public Works, Environmental Health, County Parks, Oceano Community Services District, ALUC, APCD			
TOPOGRAPHY: Mostly level		VEGETATION: Grasses	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Five Cities Fire Authority		ACCEPTANCE DATE: N/A	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

PROJECT HISTORY

This time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act as amended by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 currently allows time extensions to be granted to a maximum of thirteen (13) years past the initial approval period of two years for tentative parcel maps, if the tentative map qualifies for each of the state mandated extensions. This tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for tentative maps are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Subdivision Review Board and the public.

DISCUSSION

The following time extension is recommended for approval:

PARCEL MAP CO 04-0254 (SUB2005-00195)

First time extension request by Paul Kenny for Tentative Parcel Map/Conditional Use Permit (CO 04-0254) to allow for the subdivision of a 7,260 square foot parcel into two parcels of 3,005 and 4,255 square feet each for the sale and/or development of each proposed parcel as a planned development. The proposed residences would be two-story, include an attached garage, and be 1,726 square feet each. The project will result in the disturbance of the entire 7,260 square foot parcel. The project is located at the southern edge of 20th Street, approximately 200 feet south of Warner Street in the community of Oceano, in the San Luis Bay Sub-Area of the South County planning area.

The tentative map is set to expire on November 6, 2015. On November 6, 2015, the applicant requested the **first one year time extension**. After review of the tentative map, staff recommends to the Subdivision Review Board that the **first one year time extension** be granted to November 6, 2016, subject to the conditions of approval set by the Subdivision Review Board on November 6, 2006.

Tentative Parcel Map CO 04-0254 was approved by the Subdivision Review Board on November 6, 2006. A conditionally approved tentative parcel map shall expire twenty-four (24) months after its conditional approval. The original expiration date was November 6, 2008. The applicant can request up to six (6) one year time extensions. This request is the applicant's **first one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Tentative Parcel Map CO 04-0254 was extended to November 6, 2009.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Tentative Parcel Map CO 04-0254 was extended to November 6, 2011.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Tentative Parcel Map CO 04-0254 was extended to November 6, 2013.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 15, 2013 and will expire between July 15, 2013 and January 1, 2016 – extends the tentative map twenty four (24) months. Tentative Parcel CO 04-0254 was extended to November 6, 2015.

ATTACHMENTS

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, November 13, 2006